

058.B

0001

0015.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

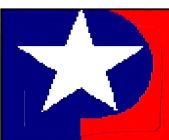
135,000 / 135,000

USE VALUE:

135,000 / 135,000

ASSESSED:

135,000 / 135,000



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 |        | CLARK ST, ARLINGTON   |

## OWNERSHIP

Unit #: 15

|          |                          |
|----------|--------------------------|
| Owner 1: | COLARUSSO PROPERTIES LLC |
| Owner 2: |                          |
| Owner 3: |                          |

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M TRUSTEE -

Owner 2: ADEM NOMINEE TRUST -

Street 1: 22 MILL ST SUITE 305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 340 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R5   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6014  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

| Legal Description |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  | 146844    |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  | 12/04/17  |

Parcel ID 058.B-0001-0015.0

!5048!

## PRINT

Date 12/10/20 Time 19:59:42

## LAST REV

Date 12/17/19 Time 11:08:40

mmcmakin

5048

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| COLARUSSO ANTHO | 73575-558 | 1    | 11/1/2019 | Convenience |            | 1  | No  | No    |       |
| CALLAHAN DAVID  | 40631-233 |      | 8/26/2003 |             | 85,000     | No | No  |       |       |
|                 | 17806-162 |      | 1/1/1987  |             | 50,000     | No | No  | Y     |       |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |

## ACTIVITY INFORMATION

| Date      | Result   | By  | Name    |
|-----------|----------|-----|---------|
| 12/4/2017 | Measured | DGM | D Mann  |
| 5/6/2000  |          | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

|                                 |                   |   |     |                                    |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|-------------------|---|-----|------------------------------------|-----------------|------|----------|--------------------------------------|------------|--------|----------|----------------------|------|-------|------------|--------|-------|--------------|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |   |     | <b>BATH FEATURES</b>               |                 |      |          | <b>COMMENTS</b>                      |            |        |          | <b>SKETCH</b>        |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Type: 7                         | - Condo Garden    |   |     | Full Bath: 1                       | Rating: Average |      |          | Building Number 1.                   |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sty Ht: 1                       | - 1 Story         |   |     | A Bath: 1                          | Rating:         |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (Liv) Units: 1                  | Total: 1          |   |     | 3/4 Bath: 1                        | Rating:         |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Foundation: 1                   | - Concrete        |   |     | A 3QBth: 1                         | Rating:         |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame: 2                        | - Steel           |   |     | 1/2 Bath: 0                        | Rating: Average |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Prime Wall: 7                   | - Brick           |   |     | A HBth: 1                          | Rating:         |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sec Wall: 1                     | %                 |   |     | OthrFix: 1                         | Rating:         |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Struct: 4                  | - Flat            |   |     | <b>OTHER FEATURES</b>              |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover: 4                   | - Tar & Gravel    |   |     | Kits: 1                            | Rating: Average |      |          | 1st Res Grid Desc: Line 1 # Units: 1 |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Color: BRICK                    |                   |   |     | A Kits: 1                          | Rating:         |      |          | Level                                | FY         | LR     | DR       | D                    | K    | FR    | RR         | BR     | FB    | HB           | L | O |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| View / Desir: N                 | - NONE            |   |     | Fpl: 0                             | Rating: Average |      |          | Other                                |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |   |     | WSFlue: 1                          | Rating:         |      |          | Upper                                |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Grade: C                        | - Average         |   |     | <b>CONDOS INFORMATION</b>          |                 |      |          | Lvl 2                                |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Year Blt: 1962                  | Eff Yr Blt:       |   |     | Location: 1                        |                 |      |          | Lvl 1                                |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Alt LUC:                        | Alt %:            |   |     | Total Units: 1                     |                 |      |          | Lower                                |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Jurisdct:                       | Fact: .           |   |     | Floor: 1                           |                 |      |          | Totals                               | RMs: 2     | BRs: 1 | Baths: 1 | HB: 0                |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Const Mod:                      |                   |   |     | % Own: 6.929999828                 |                 |      |          | <b>REMODELING</b>                    |            |        |          | <b>RES BREAKDOWN</b> |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lump Sum Adj:                   |                   |   |     | Name: 8 - 6014                     |                 |      |          | Exterior:                            | No Unit    | RMS    | BRS      | FL                   |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |   |     | <b>DEPRECIATION</b>                |                 |      |          | Interior:                            | 1          | 2      | 1        | 0                    |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Avg Ht/FL: STD                  |                   |   |     | Phys Cond: AV - Average            | 30. %           |      |          | Additions:                           |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Prim Int Wall: 2                | - Plaster         |   |     | Functional:                        |                 |      |          | Kitchen:                             |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sec Int Wall: 1                 | %                 |   |     | Economic:                          |                 |      |          | Baths:                               |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Partition: T                    | - Typical         |   |     | Special:                           |                 |      |          | Plumbing:                            |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Prim Floors: 4                  | - Carpet          |   |     | Override:                          |                 |      |          | Electric:                            |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sec Floors: 1                   | %                 |   |     | Total: 30.6 %                      |                 |      | Heating: |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bsmnt Flr:                      |                   |   |     | <b>CALC SUMMARY</b>                |                 |      |          | General:                             | 1          | 2      | 1        |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Subfloor:                       |                   |   |     | Basic \$ / SQ: 320.00              |                 |      |          | <b>COMPARABLE SALES</b>              |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bsmnt Gar:                      |                   |   |     | Size Adj.: 2.26470590              |                 |      |          | Rate                                 | Parcel ID  | Typ    | Date     | Sale Price           |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Electric: 3                     | - Typical         |   |     | Const Adj.: 1.02869344             |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Insulation: 2                   | - Typical         |   |     | Adj \$ / SQ: 745.500               |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Int vs Ext: S                   |                   |   |     | Other Features: 32619              |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heat Fuel: 3                    | - Electric        |   |     | Grade Factor: 1.00                 |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heat Type: 6                    | - Elec Base/B     |   |     | NBHD Inf: 0.68000001               |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| # Heat Sys: 1                   |                   |   |     | NBHD Mod:                          |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| % Heated: 100                   |                   |   |     | LUC Factor: 1.00                   |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Solar HW: NO                    | Central Vac: NO   |   |     | Adj Total: 194541                  |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| % Com Wall:                     | % Sprinkled:      |   |     | Depreciation: 59529                |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                 |                   |   |     | Depreciated Total: 135011          |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>MOBILE HOME</b>              |                   |   |     | Make:                              |                 |      |          | Serial #:                            |            |        |          | Year:                |      |       |            | Color: |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |   |     | <b>PARCEL ID</b> 058.B-0001-0015.0 |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Code                            | Description       | A | Y/S | Qty                                | Size/Dim        | Qual | Con      | Year                                 | Unit Price | D/S    | Dep      | LUC                  | Fact | NB Fa | Appr Value | JCod   | JFact | Juris. Value |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| More: N                         | Total Yard Items: |   |     |                                    |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Special Features:         |                   |   |     |                                    |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total:                          |                   |   |     |                                    |                 |      |          |                                      |            |        |          |                      |      |       |            |        |       |              |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |